

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

WINTERFELL HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar§

1. Name of Subdivision: Winterfell
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Winterfell Homeowners Association, Inc.
4. Recording Data for Association: Winterfell Homeowners Association, Inc. 37.854 out of the Guadalupe Torris Survey No. 38, Abstract No. 739, County Block 5090, and the Josefa Leal Survey No. 39, Abstract No. 420, County Block 5080, Bexar County, Texas, being the same tract 2 in Deed dated February 21, 2006, conveyed to Continental Homes of Texas, L.P., a Texas Limited Partnership, and recorded in Volume 11956, Page 357 of the Real Property Records of Bexar County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Winterfell Subdivision is filed at the county under Document No. 20190164032

Certificate of Formation of Winterfell Homeowners Association, Inc. is filed in the Office of Secretary of State of Texas on February 21, 2019 and attached to Document No. 20190164067

Bylaws of Winterfell Homeowners Association, Inc. is filed and attached to Document No. 20190164067

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Notice of Change in Working Capital Assessment is filed under Document No. 20200025987

The below Winterfell Homeowners Association, Inc. resolutions are filed under Document No. 20190164801:

- Records Production and Copying Policy
- Document Retention Policy

- Payment Plan Policy
- Guidelines for Solar Energy Devices
- Guidelines for Rainwater Recovery Systems
- Assessment Collection Policy
- Fine and Enforcement Policy

Winterfell Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20210006782

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
 -

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Winterfell Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

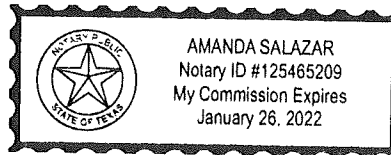
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of Winterfell Homeowners Association, Inc., on behalf of said
association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk